

Governor Patrick's Public Housing Commission on Sustainability and Reform

Second Meeting Agenda

April 30, 2012

10:00 AM-12:00PM

- 10:00 Welcome and Goals for the Meeting
- 10:05 Follow up from the first meeting:
  - 1. Data requests
  - 2. Edits to guiding principles
- 10:10 Highlights from Public Hearings
- 10:20 What are we solving for?
- 10:30 Commission Member Presentations
  - 1. Annette Duke, Mass Law Reform -
  - 2. Steve Merritt and Colleen Doherty, MassNAHRO
  - 3. Diana Kelly, Maloney Properties
  - 4. Jeff Sacks, Newton Board of Commissioners
  - 5. Jim Stockard, Cambridge Board of Commissioners
- 12:00 Next Meeting: Goals and Logistics; Adjourn

## Governor Patrick's Public Housing Commission on Sustainability and Reform

### For Discussion at Second Meeting

April 30, 2012

#### What are seeking to accomplish?

- Improve the condition of the housing for near & long term
- Improve services to tenants

#### What are primary problems we are solving for?

- Inadequate funding for daily & preventive maintenance
- Inadequate funding for capital investment
- Limited staff infrastructure at small and medium LHAs leading to:
  - Limited capacity to conduct preventative and routine maintenance, custodial services and regular unit inspection
  - Slow unit-turn over leaving units vacant in excess of 60 days
  - Limited capacity to carry out capital planning & project management
  - Limited ability to provide of services and supports to tenants
  - Gaps in service when staff are sick or on vacation
- Limited technical and administrative infrastructure at small and medium LHAs
- Outdated regulation that over complicates transactions and limits innovation